

December 6, 2023

Tim Humphreville
Creative Construction
P.O. Box 1540
Yucca Valley, CA 92286

**RE: SITE PLAN REVIEW, SPR 05-23 7120 PALO ALTO 5-PLEX
30-DAY COMPLETENESS REVIEW**

Mr. Humphreville:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on November 15, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The application was deemed incomplete due to the outstanding submittal item listed below.

Outstanding Submittal Requirements:

1. Plan Set.

- a. Please note that the Planning Division has not yet received any plans for the proposed project. The items provided below are based on preliminary review of the plans provided to Building & Safety staff. Please note that a full submittal consistent with the Site Plan Review Application Submittal Requirements detailed in the Site Plan Review Application is required.
- b. The proposed project has been scheduled for Planning Commission review on December 20, 2023. In order to meet that proposed schedule, please submit all required plans, in the quantities specified in the Site Plan Review Application, by December 12, 2023. If the outstanding submittal items are not received by December 12, 2023, a continuation of the Planning Commission review is necessary.

2. Variance Application.

- a. Based on the information provided, the proposed project does not demonstrate compliance with Chapter 9.08.070, Multi-Family Residential Standards, Site Design Guidelines and Architectural Design Guidelines. The following project details require a Variance request:

Planning 669-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
Code Compliance (760) 369-6575
Engineering (760) 369-6575
Animal Control (760) 365-1807
Animal Shelter (760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

- i. Reduce the standard separate between buildings from twenty-five feet (25') to twenty-two feet (22').
- ii. Reduce the common open space from a minimum of thirty percent (30%) of the net site area not inclusive of rights of way, vehicle parking areas, areas adjacent to or between structures less than fifteen feet (15') apart, required front setbacks, private open space areas, or areas with slopes exceeding fifteen percent (15%). Please illustrate proposed common open space area on site plan and variance request.

3. Photometric Plan and Exterior Lighting Cut Sheet.

- 4. Native Plant Plan.** A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. Chapter 9.07.130(D)(4) of the Town's Development Code requires a 30-day adoption period for multi-family developments. Those regulated native plants not incorporated into a project's landscaping plan and not adopted during the 30 day adoption period are allowed to be removed.

5. Preliminary Grading Plan

- a. The preliminary grading plan shall include all components listed in the Site Plan Review application, Section B. Preliminary Grading Plan Content.

6. Site Plan

- a. The site plan shall include all components listed in the Site Plan Review application, Section A. Site Plan Content.

7. Preliminary Title Report

- a. A preliminary title report within 60 days of application date is a required component of the complete Conditional Use Permit submittal package. The provided preliminary title report is dated January 11, 2021 and is not within 60 days of application date.

8. Preliminary Soils and Geotechnical Report.

9. Drainage Study/Analysis prepared by a registered civil engineer.

10. USB/flash drive with all submittal materials.

Preliminary Comments/Corrections:

Below is a list of preliminary corrections as staff performed your completeness review. The corrections are not intended to be comprehensive but are provided as a courtesy during the completeness review. Please note that additional comments may be anticipated based on additional materials provided.

1. The letter titled "Request for Acceptance of an SCE Electrical Service Drop" requests overhead power and specifies that 75% of the properties on the street are using electrical drops from existing power poles. Please note that this is not consistent with Ordinance 233. Please note that to qualify for using overhead service lines, the applicant shall demonstrate that 75% of **residential units** within **½ mile** of the proposed project are overhead. Please provide factual evidence that 75% of existing residential dwelling units within ½ mile of the proposed project are provided overhead service lines.
2. The Air Quality Report:
 - a. Please review the MDAQMD California Environmental Quality Act (CEQA) Guidelines. Please ensure that the air quality report is consistent with MDAQMD guidelines.
 - b. Particulate Matter: the report specifies that dust control measures "should be implemented" to reduce PM emissions. Please revise to make suggested measures be required (i.e., "shall").
 - c. Sulfur Dioxide and Nitrogen Dioxide: the report states "identify potential sources of SO₂ and NO₂ emissions within the project and mitigate them as needed." As previously noted, sources are not identified or assessed. If mitigated is required, the proposed project does not qualify for a CEQA exemption and a Mitigated Negative Declaration, at a minimum, would be required. Please revise accordingly and clarify whether mitigation is required.

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



Jared Jerome
Associate Planner